

BOARD OF APPEAL REFERRALS

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October 25, 1973

1. Z-2915-2916: William D. Harrigan, Jr.  
100 & 102 West Concord Street  
Boston
2. Z-2919: Estate of Herbert J. Downs  
Wilbur Evans, Trustee  
210 Warren Street  
Roxbury
3. Z-2942: Dison Corporation  
Paul Manos  
76-78 Causeway Street and  
25 Nashua Street, Boston
4. Z-2953: Pasquale Franchi, Trustee  
Franchi Development Trust  
154-170 Commonwealth Avenue  
Boston
5. Z-2955: Joseph Brown  
61 Perham Street  
West Roxbury
6. Z-2956: William T. Graham  
45 Electric Avenue  
Brighton
7. Z-2959: Massachusetts Bay Transportation Authority  
Tele-Spot of New England, Inc.  
40 Freeport Way, Dorchester

MEMORANDUM

October 25, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing Date: 11/6/73

Petitions Nos. Z-2915-2916  
William D. Harrigan, Jr.  
100 & 102 West Concord Street  
Boston

Petitioner seeks four variances to combine buildings and change occupancy from five apartments and lodging house to nine apartments in an apartment (H-2) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	150 sf/du	75 sf/du
Section 23-1. Off-street parking not provided.	5 spaces	0

The property, located on West Concord Street near the intersection of Shawmut Avenue in the South End Urban Renewal Area, contains two four-story masonry structures. The proposal would restore abandoned buildings to a viable occupancy. However, the proposed density is excessive; staff would be amenable to seven units. Recommend approval of seven units with design review proviso.

VOTED: That in connection with Petitions Nos. Z-2915-2916, brought by William D. Harrigan, Jr., 100 & 102 West Concord Street in the South End Urban Renewal Area, for four variances to combine buildings and change occupancy from five apartments and lodging house to nine apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval of seven units provided plans are submitted to the Authority for design review. Abandoned buildings would be restored to a viable occupancy.

100-102 WEST CONCORD (ROX.)

Board of Appeal Referrals 10/25/73

Hearing Date: 11/6/73

Petition No. Z-2919  
Estate of Herbert J. Downs  
Wilbur Evans, Trustee  
210 Warren Street  
Roxbury

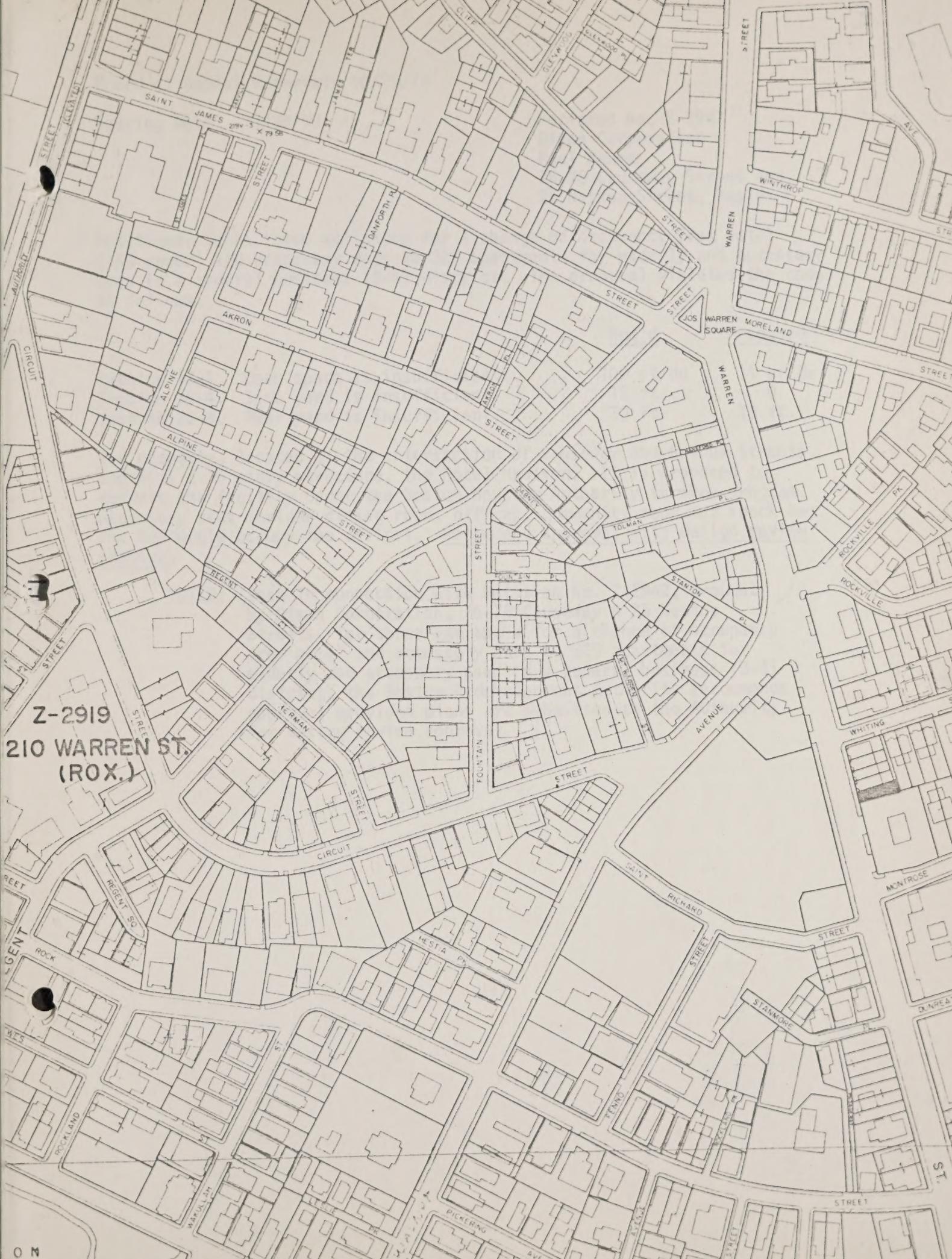
Petitioner seeks a forbidden use and two variances for a change of occupancy from a one-family dwelling to three apartments in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an H-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	193 sf/du

The property, located on Warren Street near the intersection of Whiting Street in the Model Cities Area, contains a three-story masonry row structure. The residential nature of the neighborhood would not be significantly affected by the proposed conversion. Approximately half of the open space requirement is provided. Recommend approval.

VOTED: That in connection with Petition No. Z-2919, brought by Estate of Herbert J. Downs, Wilbur Evans, Trustee, 210 Warren Street in the Model Cities Area, for a forbidden use and two variances for a change of occupancy from a one-family dwelling to three apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The residential nature of the neighborhood will not be significantly affected by the proposed conversion.

Z-2919  
210 WARREN ST.  
(ROX.)



Board of Appeal Referrals 10/25/73

Hearing Date: 10/30/73

Petition No. Z-2942

Dison Corporation

Paul Manos

76-78 Causeway Street and  
25 Nashua Street, Boston

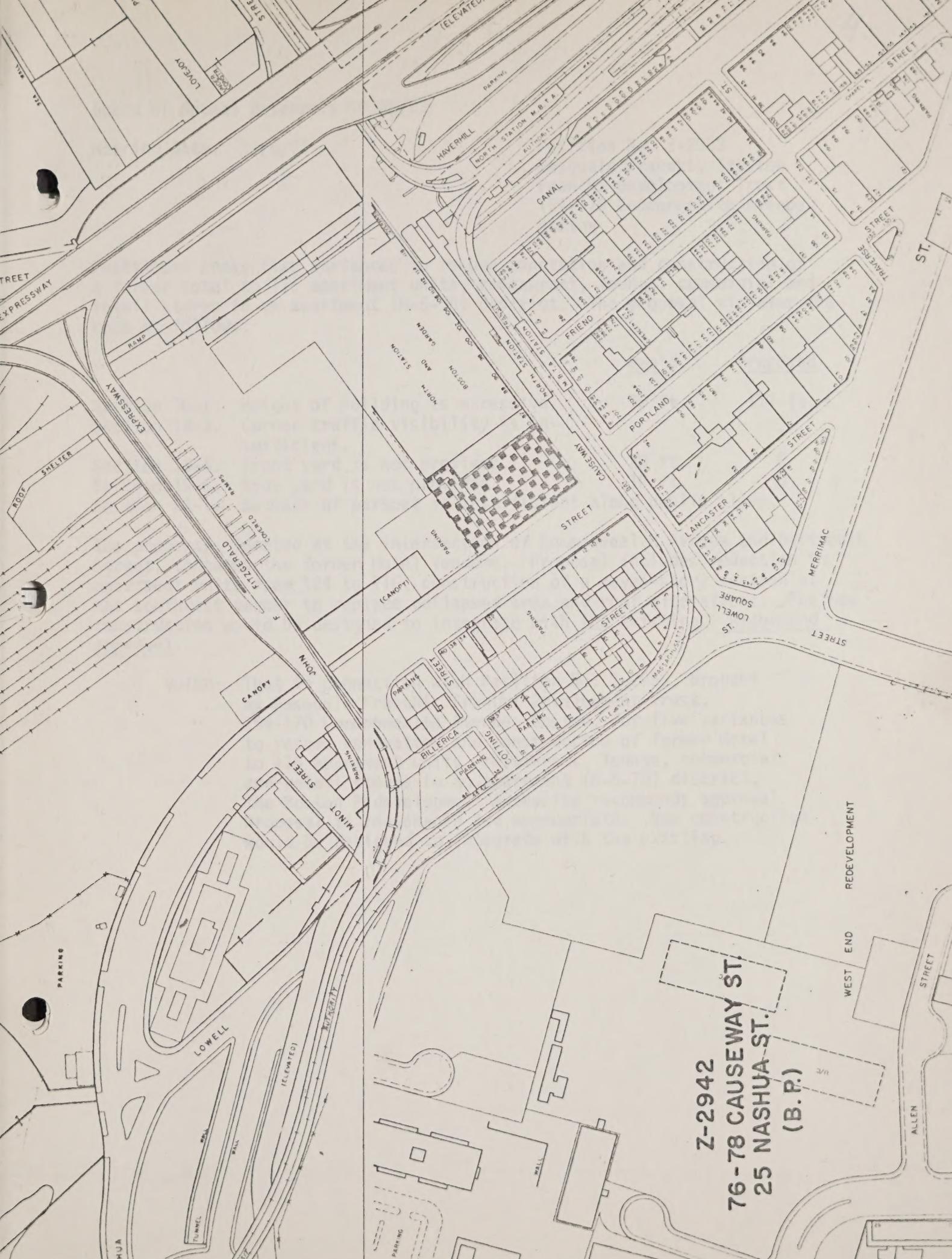
Petitioner seeks three variances for a change of occupancy from hotel (468 rooms) and accessory uses to 325 apartments for elderly and accessory uses in a general business (B-4) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	100 sf/du	11 sf/du
Section 19-4. Side yard is insufficient.	15 ft.	0
Section 20-4. Rear yard is insufficient.	30 ft.	18 ft.

The property, located at the intersection of Causeway and Nashua Streets, contains a 16 story structure, the Hotel Madison. It is proposed to convert the facility under the Boston Housing Authority turnkey program. Accessory uses include dining room, offices, community room and snack bar. The BHA would occupy the offices. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2942, brought by Dison Corporation, 76-78 Causeway & 25 Nashua Streets, for three variances for a change of occupancy from hotel and accessory uses to 325 apartments for elderly and accessory uses in a general business (B-4) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval.

Z-2942  
76-78 CAUSEWAY ST.  
25 NASHUA ST.  
(B. P.)



Board of Appeal Referrals 10/25/73

Hearing Date: 11/6/73

Petition No. Z-2953  
Pasquale Franchi, Trustee  
Franchi Development Trust  
154-170 Commonwealth Avenue  
Boston

Petitioner seeks five variances to resume renovation and construction of a former hotel to 116 apartment units, restaurant, lounge, commercial and retail stores in an apartment (H-5-70) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 16-1. Height of building is excessive.	70 ft.	111 ft.
Section 18-3. Corner traffic visibility is insufficient.		
Section 18-4. Front yard is not provided.	20 ft.	0
Section 19-6. Side yard is not provided.	10 ft.	0
Section 21-1. Setback of parapet is insufficient along public alley.		

The property, located at the intersection of Commonwealth Avenue and Dartmouth Street, contains the former Hotel Vendome. Proposal includes reduction in apartment units from 124 to 116, construction of a seven-story section at the southeast corner to replace collapsed area and roof alterations. The new construction would be designed to integrate with the existing. Recommend approval.

VOTED: That in connection with Petition No. Z-2953, brought by Pasquale Franchi, Franchi Development Trust, 154-170 Commonwealth Avenue, Boston, for five variances to resume renovation and construction of former Hotel to 116 apartment units, restaurant, lounge, commercial and retail stores in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval. Proposal is reasonable and appropriate. New construction would be designed to integrate with the existing.

Z-2953  
154-170 COMMONWEALTH AVE.  
(B.P.)



## Board of Appeal Referrals 10/25/73

Hearing Date: 11/6/73

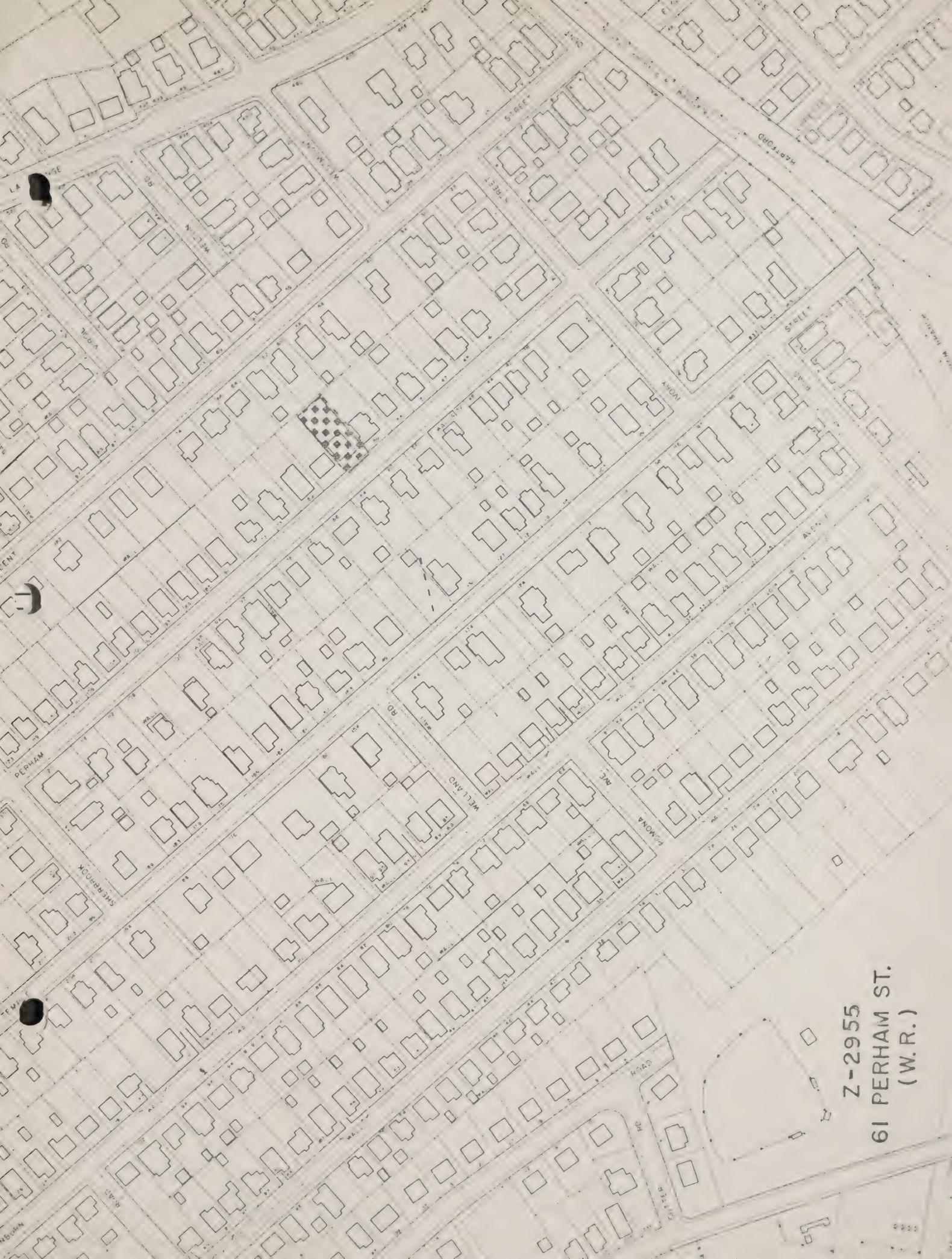
Petition No. Z-2955  
Joseph Brown  
61 Perham Street  
West Roxbury

Petitioner seeks a forbidden use and three variances for a change of occupancy from a one-family dwelling to a two-family dwelling in a single family (S-.3) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A two family dwelling is forbidden in an S-.3 district.	
Section 14-2.	Lot area for additional dwelling unit is insufficient.	6000 sf/du 0
Section 18-1.	Front yard is insufficient.	30 ft. 14 ft.
Section 19-1.	Side yard is insufficient.	15 ft. 0

The property, located on Perham Street near the intersection of Ivory Street, contains a 2½ story frame dwelling. Conversion to two-family occupancy is contrary to present single-family character of the area; also there is community opposition. Recommend denial.

VOTED: That in connection with Petition No. Z-2955, brought by Joseph Brown, 61 Perham Street, West Roxbury, for a forbidden use and three variances for a change of occupancy from a one-family dwelling to a two family dwelling in a single family (S-.3) district, the Boston Redevelopment Authority recommends denial. Conversion to two-family occupancy is contrary to present single family character of the area; also there is community opposition.



Z-2955  
61 PERHAM ST.  
(W.R.)

Board of Appeal Referrals 10/25/73

Hearing Date: 11/6/73

Petition No. Z-2956  
William T. Graham  
45 Electric Avenue  
Brighton

Petitioner seeks a variance to combine lots and erect a one-story addition to a warehouse in a light manufacturing (M-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	20 ft.	0

The property, located at the intersection of Electric Avenue and Goodenough Street, contains a one-story masonry structure utilized for the sale of janitor's supplies. The yard deficiency would not have a significant affect on this industrial area. Recommend approval.

VOTED: That in connection with Petition No. Z-2956, brought by William T. Graham, 45 Electric Avenue, Brighton, for a variance to erect a one-story addition to a warehouse in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The violation would not have a significant affect on this industrial area.

Z-2956  
45 ELECTRIC  
AVE  
(BRI.)



Board of Appeal Referrals 10/25/73

Hearing Date: 11/6/73

Petition No. Z-2959

Mass. Bay Transportation Authority  
Tele-Spot of New England, Inc.  
40 Freeport Way, Dorchester

Petitioner seeks three variances to erect a 45 foot high variable message board (Tele-Spot) in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 11-6. A billboard sign is not allowed in an S-.5 district.		
Section 16-1. Height of sign is excessive.	35 ft.	45 ft.
Section 19-1. Side yard is not provided.	12 ft.	0

The property, MBTA right-of-way, is located between the Savin Hill Station and Freeport Street. The 10 ft. x 32 ft. billboard was originally erected on State-owned property overlooking the Expressway at the intersection of Broadway and Albany Street. The proposal is undesirable; its size, character and height would create a traffic hazard to motorists negotiating a curve on the X-way.  
Recommend denial.

VOTED: That in connection with Petition No. Z-2959, brought by Mass. Bay Transportation Authority and Tele-Spot of New England, Inc., 40 Freeport Way, Dorchester, for three variances to erect a 45 foot high variable message board in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial.  
Proposal is undesirable; its size, character and height would create a traffic hazard to motorists negotiating a curve on the Expressway.

Z-2959  
40 FREEPORT WAY  
(DOR.)



